

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	November 18, 2024	
Name of Agenda Item:	ORD-24-1694 Real Estate Property Tax for 2025	
Section of Agenda:	New Business	
Department:	Finance	
Council Committee Review:	<input type="checkbox"/> Community Development <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
Legal Review:	<input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:	ORD-24-1694 Real Estate Property Tax for 2025	
Summary Statement:	<p>All taxing jurisdictions are required, by RCW 84.52.020, to pass an ordinance setting the annual property tax levy on or before November 30th, and specifically indicating the increase in tax levy, if any, from the previous year, excluding the increase due to new construction, improvements to property, or any increase in the value of state assessed property.</p> <p>The limit factor for a taxing jurisdiction with a population of 10,000 or over is the lesser of 1% or the rate of inflation. Given the current rate of inflation (2.57%) the City is allowed by statute RCW 84.55.005 to increase the Levy 1% or bank this capacity for future use. The City Council has deemed it necessary due to the City's funding requirements to increase the regular property tax levy by the full 1% allowed.</p> <p>The attached Ordinance 24-1694 includes an 1% increase and an increase of \$39,207.83, excluding increases for new constructions and improvements, annexations and increase in state utility valuations.</p> <p>The budgeted levy and mil rate have been calculated on preliminary information received to date from the Whatcom County Assessor's Office. When comparing preliminary 2025 levy assessment mil rates to 2024 levy assessment rates, there is an estimated \$0.0016 increase to a mil rate of \$1.05835.</p> <p>The final figures for the assessed valuation of the city's tax base are not yet available. Once those are provided by the County Assessor, Exhibit A of Ordinance 24-1694 will be updated to reflect the exact values and budget amounts.</p> <p>At today's Finance Committee meeting the draft ordinance was discussed and approved for review by the full Council.</p>	
Recommended Action:	To adopt ORD-24-1694 and authorize the Mayor's signature.	